

DEFENSE ENVIRONMENTAL RESTORATION ACCOUNT

FORT CASEY, WASHINGTONPROJECT NUMBER F10WA031300REAL ESTATE REPORT

The site is located at Admiralty Head, on Admiralty Inlet, about four miles southeast of the Town of Coupeville, in Island County, in the State of Washington, and was last used as a satellite facility of Fort Warden in the training of Engineer Troops. The site originally consisted of 122.00 acres fee acquired by purchase in 1897 (including 2.58 acres transferred by the Army to the Treasury Department, then reacquired by the Army in 1941). Between 1899 and 1909, an additional 403.45 fee acres were acquired by purchase, condemnation and transfer, bringing the total fee acres acquired for this site to 525.45 acres. In addition to the fee acres, 520.46 acres perpetual easement for pipeline were acquired by purchase in 1903, one no-area perpetual easement for water line was acquired by purchase in 1904, one no-area revocable easement for underground drain and sewer was acquired by purchase in 1906, and 1.42 acres perpetual easement for wagon road were acquired by purchase in 1908, bringing the total acres acquired for this site to 1,047.33 acres (525.45 fee and 521.88 easement).

In 1946, the water line easements totaling 520.46 acres were determined surplus to the military needs of the War Department. Subsequently, the easement interests were conveyed by the Secretary of War to the owners of the fee estates by unconditional quitclaim deeds (11) dated 11 August 1947.

In 1947, 22.96 acres fee (Lake Crockett shorelands, Brooklyn Townsite), were determined surplus to the military needs of the War Department. By the terms of Use Deed issued by the State of Washington to the USA on 24 July 1911, the described shorelands and abutting tidelands would revert to the State of Washington upon cessation of the military use. By Seattle District letter dated 15 Apr 1948, the Government's interest in the 22.96 acres of shoreland was relinquished to the State of Washington. The State of Washington accepted that relinquishment by letter dated 1 June 1948. By Seattle District letter dated 2 Feb 1958, the Government's interest in the abutting tidelands was relinquished to the State of Washington. The State of Washington accepted that relinquishment by letter dated 15 March 1956.

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FORT CASEY, WASHINGTON, REAL ESTATE REPORT (continued):

In 1954, all remaining fee and easement acres were declared excess to the military needs of the Department of the Army. Except for 20.60 acres fee retained for transfer to civil works, the entire remaining area was reported to GSA for disposal. Disposition of those acres was as follows:

- ✓ 20.60 acres fee transferred to civil works project, Keystone Harbor and Boat Basin, on 19 Dec 1955 (still in USA possession);
- ✓ 1.17 acres fee transferred to Department of Treasury, US Coast Guard, on 12 Jul 1955;
- ✓ 100.37 acres fee conveyed to State of Washington by QCD dated 2 Dec 1955, subject to the condition that the property be used and maintained as a historic monument for the benefit of the public, reserving to the USA the right to full & unrestricted use of the property during any national emergency;
- ✓ 16.08 acres fee conveyed to Island County by QCD dated 16 Jan 1956, subject to the condition that the property be used for public road purposes only, and in the event it shall cease to be used for purpose, title shall revert to the USA at its election;
- ✓ 68.78 acres fee conveyed to Seattle Pacific College by QCD dated 30 Jul 1956, subject to the condition that the property be used for educational purposes for a period of 20 years from date of QCD, and also subject to the condition that the USA shall have the right to use the premises during any period of national emergency;
- ✓ 8.88 acres fee conveyed to Seattle Pacific College by unconditional QCD dated 1 Aug 1956;
- ✓ 71.95 acres fee conveyed to M. Shelby Jared & Wife by unconditional QCD dated 1 Aug 1956;
- ✓ 5.00 acres fee conveyed to Julius O. Bloom & Wife by unconditional QCD dated 17 Aug 1956;
- ✓ 166.58 acres fee conveyed to Raymond Mathews & Wife by unconditional QCD dated 28 Aug 1956;
- ✓ 30.88 acres fee, together with a no-area easement for water line, and a no-area easement for underground drain and sewer, conveyed to Town of Coupeville by QCD dated 20 May 1957, subject to the condition that the property be used for health purposes for a period of 20 years from date of QCD, and also subject to the condition that the USA shall have the right to use the premises during any period of national emergency;
- 12.20 acres fee conveyed to David C. Porter by unconditional QCD dated 12 Aug 1957;
- ✓ 1.39 acres easement for wagon road conveyed to State of Washington, Department of Highways, by unconditional QCD dtd 25 Jun 1957;
- ✓ 0.03 of an acre easement for wagon road conveyed to Pacific Towboat Company by unconditional QCD dated 10 Sep 1957.

12.20 Porter

(22 January 1987)